

**FINAL**

**CITY OF SAN ANTONIO  
Zoning Commission Agenda**

Board Room  
First Floor, Development Business Service Center  
1901 S. Alamo

**June 3, 2003  
Tuesday, 11:30 A.M.**

**ZONING COMMISSIONERS**

Gilbert Kissling – District 1	Ralph Mehringer – District Mayor
Clarence McGowan – District 2	Jody Sherrill – District 7
Vernon Hophan – District 3	Jerry F. Morell – District 8
Henry Avila – District 4	James McAden – District 9
Rita Cardenas-Gamez – District 5	Steven B. Grau – District 10
Christopher R. Martinez – District 6	
Chairman	

1. **Work Session presentation by staff to discuss zoning case recommendations and other items for consideration on agenda for June 3, 2003, at 11:30 A.M. Tobin Room, 1901 S. Alamo, Development Business Service Center.**
2. Call to Order – Board Room – 1:00 PM.
3. Roll Call.
4. Pledge of Allegiance.
5. Briefing on Southside Initiative Plan.
6. Director's Report.
7. Approval of May 6, 2003 minutes.
8. Consideration of an Amendment to the UDC Matrix of Non-Residential Uses to change Bars and Taverns in the "C-2" zoning district from a "P" (Permitted Use) to an "S" (Specific Use).
10. Consideration and approval of an amendment to the Unified Development Code to provide for additional notice, to clarify the Zoning Commission's duties in reviewing applications for rezoning for consistency with the City's Master Plan and to clarify the process for amending the Master Plan.
11. Z2003080      Traditional Value Homes, Bitters Road. (*City Council 9*)
12. Z2003088      Camp Bullis, Ltd., Singing Forest at Washita Way. (*City Council 8*)
13. Z2002271      Jerry Arredondo, 700 Block of Oak Knoll Drive. (*City Council 7*)

14. Z2003042 David Moody, IH 10 East. (*City Council 2*)
15. Z2003063 Paul Evans, 4466 Walzem Road. (*City Council 10*)
16. Z2003069 COIL CDC, 4542 E. Houston Street. (*City Council 2*)
17. Z2003072 Susan Guerra, 1630 Pleasanton Road. (*City Council 3*)
18. Z2003073 A. M. Russ, 1908 N. St. Mary's Street. (*City Council 1*)
19. Z2003089 Earl & Brown, P. C., Huebner Road and Southwell Road. (*City Council 8*)
20. Z2003090 Earl & Brown, P. C., North of Huebner Road, South of Prue Road and west of the proposed New Prue Road. (*City Council 8*)
21. Z2003097 First Humanitarian Church, 8235 Vicar Drive. (*City Council 10*)
22. Z2003098 Karina Asencio, 9834 Charline Lane. (*City Council 7*)
23. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
24. **ADJOURNMENT.**

#### **Accessibility Statement**

This meeting is wheelchair accessible. The accessible entrance is located at 1901 S Alamo. Accessible parking spaces are located in front of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245

**FINAL**

**CASE NO**

**Z2002271**

Final Staff Recommendation - Zoning Commission

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**Date:** June 03, 2003

Continuance from January 21, 2003

**Council District:** 7

**Ferguson Map:** 580 C6

**Applicant Name:**

Jerry Arredondo

**Owner Name:**

Gary D. Skinner

**Zoning Request:** From "R-5" Single-Family Residence District to "MF-25" Multi-Family District.

**Property Location:** Lots 193, 237, 238, 239, 240 and 241, Block E, New City Block 11549  
700 Block of Oak Knoll Drive

**Proposal:** To develop a 61 unit multi-family complex for the elderly.

**Neigh. Assoc.** Ingram Hills Neighborhood Association

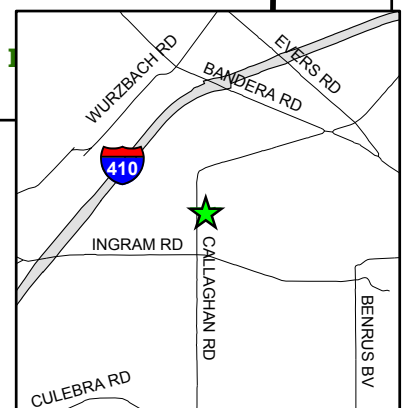
**Neigh. Plan**

**TIA Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval. There is a "MF-33" Multi-Family zoning district across Horseshoe Bend South, and a mixture of other zonings around the property in question. The requested zoning change is in keeping with the integrity of the surrounding properties.

**CASE MANAGER :** Elvin J. Gant, Jr. 207-5876



# CASE NO: Z2003042

## Final Staff Recommendation - Zoning Commission

**FINAL**

Date: June 03, 2003

Continuance from May 6, 2003

**Council District:** 2

**Ferguson Map:** 586 C8

**Applicant Name:**

David Moody

**Owner Name:**

David Moody

**Zoning Request:** From "C-2" Commercial District and "NP-10" Neighborhood Preservation District to "I-1" Industrial District.

**Property Location:** Lots 4 and 5, Block 1, NCB 17990

I.H. 10 East

North side of I.H. 10 East, 660 feet west of FM 1516

**Proposal:** Proposing a metal building to accommodate offices and truck trailer repair shop.

**Neigh. Assoc.** None

**Neigh. Plan** I.H. 10 East Corridor Perimeter Plan

**TIA Statement:** A traffic impact analysis is not required.

### Staff Recommendation:

Denial. The I.H. 10 East Corridor Plan indicates a Community Commercial Node at this location. This property fronts on I.H. 10. The tract has existing "I-1" zoning on both sides. The Planning Commission denied the requested plan amendment at their April 23 meeting.

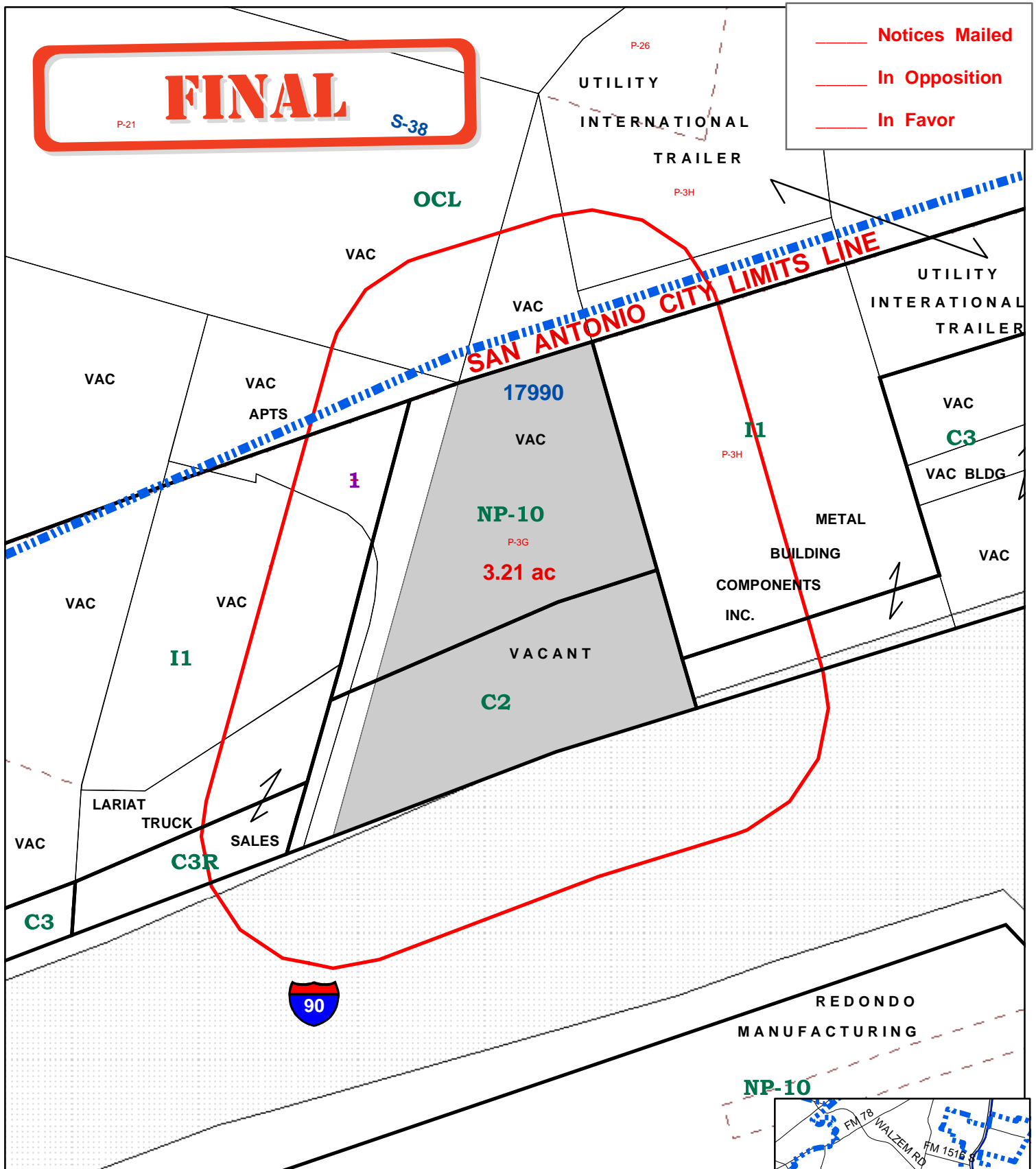
**CASE MANAGER :** Fred Kaiser 207-7942

**FINAL**

P-21

S-38

Notices Mailed  
In Opposition  
In Favor



## ZONING CASE: Z2003-042

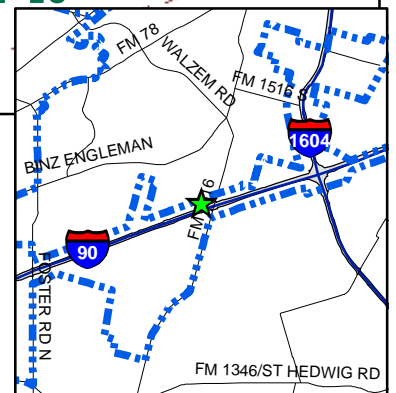
City Council District NO. 2  
Requested Zoning Change  
From: "C-2" To "I-1"  
Date: MAY 6, 2003  
Scale: 1" = 200'

Subject Property  
200' Notification

T-11  
p.586  
C-8



C:\APR\_1\_2003



# **FINAL NO: Z2003063**

Final Staff Recommendation - Zoning Commission

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**Date:** June 03, 2003

Continuance from May 6, 2003

**Council District:** 10

**Ferguson Map:** 552 D8

**Applicant Name:**

**Owner Name:**

Paul D Evans

Paul D Evans

**Zoning Request:** From "R-5" Residential Single-Family District to "O-2" Office District.

**Property Location:** Lot 8, Block 1, NCB 11900

4466 Walzem Road

South side of Walzem Road approximately 104 feet west of North Heights

**Proposal:** To permit a drapery design studio

**Neigh. Assoc.** None

**Neigh. Plan** None

**TIA Statement:** A traffic impact analysis is not required.

## **Staff Recommendation:**

Denial as requested and approval of "O-1" Office. "O-2" Office permits unlimited height that would be inappropriate at this location. The "O-2" district, when it abuts an area either developed with residential uses or zoned as a residential district, requires a 65 foot buffer area zoned "NC", "C-1" or "O-1". The subject property is too small to accommodate a 65 foot buffer. The suggested "O-1" Office District will permit the requested drapery design studio.

**CASE MANAGER :** Fred Kaiser 207-7942





# **FINAL CASE NO: Z2003069**

Staff Recommendation - Zoning Commission

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**Date:** June 03, 2003

Continuance from May 6, 2003

**Council District:** 2

**Ferguson Map:** 618 E5

**Applicant Name:**

COIL CDC

**Owner Name:**

Huntleigh Park Baptist Church, Air Today Inc.

**Zoning Request:** From "R-5" Residential Single-Family Development & "R-6 S" Residential Single-Family Development to "RM-4" Residential Mixed District.

**Property Location:** 6.217 acres out of NCB 10615

The northwest corner of Hollyspring Drive and Whispering Creek  
4542 E. Houston Street

**Proposal:** For single-family, duplex and quadruplex housing

**Neigh. Assoc.** Huntleigh Park Neighborhood Association

**Neigh. Plan** None

**TIA Statement:** A traffic impact analysis is not required.

## **Staff Recommendation:**

Approval. The subject property is zoned "R-6 S" and "R-5". The subject property has existing churches to the north and "R-5" residential zoning to the south and east. Mixed residential development will provide an appropriate transition between the churches and the existing single family development.

**CASE MANAGER :** Fred Kaiser 207-7942



**FINAL**

**CASE NO: Z2003072**

**Final Staff Recommendation - Zoning Commission**

**Date:** June 03, 2003

Continuance from May 6, 2003

**Council District:** 3

**Ferguson Map:** 650 D5-D6

**Applicant Name:**

Susan M. Guerra

**Owner Name:**

Harlandale Presbyterian Church

**Zoning Request:** From "R-6" Residential Single-Family District to "C-2 NA" Commercial District Non-Alcoholic Sales.

**Property Location:** Lot 1, Lot 2 and Lot 3, NCB 7774

1630 Plesanton Road

Northeast corner of Plesanton Road and East Gerald Avenue

**Proposal:** Child Care Center, future leasing or resale to office, restaurant, or light retail use.

**Neigh. Assoc.** None

**Neigh. Plan** South Central San Antonio Community Plan

**TIA Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Denial. The South Central San Antonio Community Plan indicates Office/Light Commercial along Plesanton Road and Low Density Residential. There is "R-6" Residential Single-Family District to the east, north, Harlandale High School to the south and "C-2NA" Commercial District Non-Alcoholic Sales to the north along Plesanton Road. The Planning Commission denied the requested plan amendment at their April 23, 2003 meeting.

**CASE MANAGER :** Pedro G. Vega 207-7980

# FINAL

26 Notices Mailed  
4 In Opposition  
3 In Favor



## ZONING CASE: Z2003-072

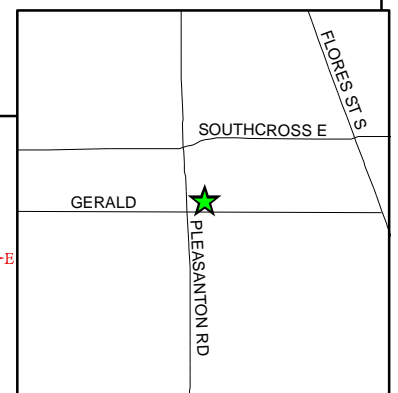
City Council District NO. 3  
 Requested Zoning Change  
 From: "R-6" To "C-2 NA"  
 Date: JUNE 3, 2003  
 Scale: 1" = 150'

Subject Property  
 200' Notification

T-19  
 p.650  
 D-5



C:\MAY 6, 2003



**FINAL**

**CASE NO: Z2003073**

**Final Staff Recommendation - Zoning Commission**

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**Date:** June 03, 2003

Continuance from May 6, 2003

**Council District:** 1

**Ferguson Map:** 616 F2

**Applicant Name:**

**Owner Name:**

A. M. Russ and Abe Juarez

A.M. Russ & Abe Juarez

**Zoning Request:** From "RM-4" Residential Mixed District to "C-3 S" General Commercial District with a Specific Use Authorization for an outside storage facility with screening.

**Property Location:** Lot 3, Block 2, NCB 1755

1908 N St. Mary's Street

**Proposal:** To construct and utilize an outside storage facility.

**Neigh. Assoc.** Tobin Hill Neighborhood Association

**Neigh. Plan** Tobin Hill Neighborhood Plan

**TIA Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Denial.

The northern boundry of subject property abutts a residential use and district. The requested zoning does not conform to the Tobin Hill Neighborhood Plan. Even though the aforementioned plan indicates a desire for commercial use along N. St. Mary's Street, it also indicates that commercial intrusion is not desired, and that housing in the area be protected both in terms of use and physical attributes. The requested zoning is incompatible with the residential use in the neighboring area.

**CASE MANAGER :** Elvin J. Gant, Jr. 207-5876



# FINAL CASE NO: Z2003080

## Final Staff Recommendation - Zoning Commission

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**Date:** June 03, 2003

Continuance from May 20, 2003

**Council District:** 9

**Ferguson Map:** 516 B5

**Applicant Name:**

**Owner Name:**

Traditional Value Homes, Ltd. C/o C.  
Benjamin McCaleb

Traditional Value Homes, Ltd.

**Zoning Request:** From "C-2NA ERZD" Commercial, Nonalcoholic Sales Edwards Recharge Zone District, "O-2 ERZD" Office Edwards Recharge Zone District, and "C-1 ERZD-PUD" Light Commercial Edwards Recharge Zone District, Planned Unit Development to "RM-5 ERZD-PUD" Residential Mixed Edwards Recharge Zone District, Planned Unit Development.

**Property Location:** P -5, P-12, and P-1C, NCB 18350

Bitters Road

On Bitters Road between Huebner and Blanco

**Proposal:** To develop a residential subdivision

**Neigh. Assoc.** Deerfield HOA, Deer Hollow NA and Ridge at Deefield NA

**Neigh. Plan** None

**TIA Statement:** A traffic impact analysis is not required.

### Staff Recommendation:

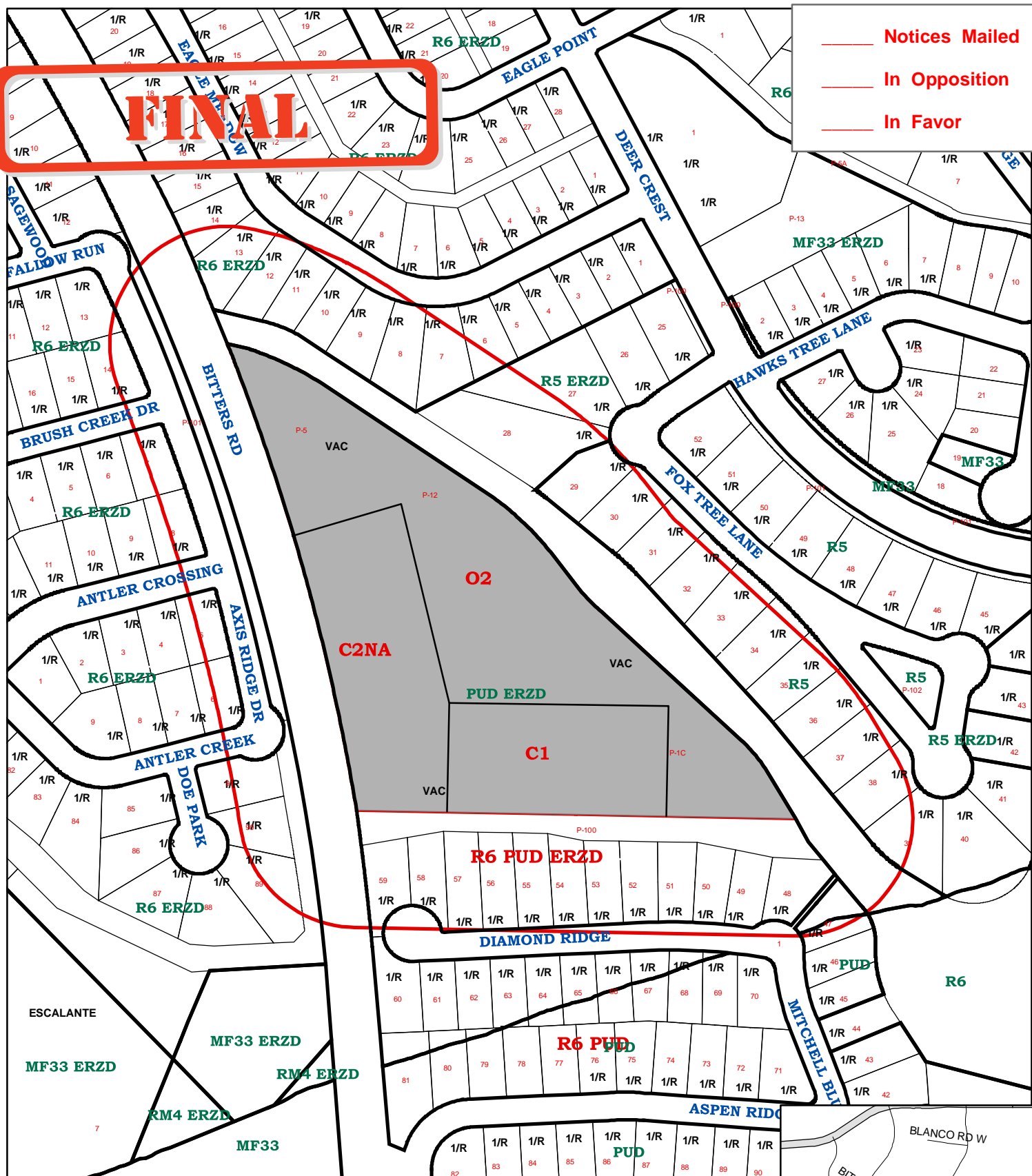
Approval.

The property in question is vacant, undeveloped land surrounded by residential zoning and use. There is "R-6 ERZD PUD" zoning abutting subject property to the south, and "R-5 ERZD" zoning abutting the property to the northeast and northwest. There is also "RM-4 ERZD" zoning across Bitters Road southwest of the property in question. The requested "RM-5 ERZD-PUD" zoning is compatible with the developmental scheme in the neighboring community, and will have no adverse impact on other properties.

**CASE MANAGER :** Elvin J. Gant, Jr. 207-5876

**FINAL**

— Notices Mailed  
— In Opposition  
— In Favor



## ZONING CASE: Z2003-080

City Council District NO. 9

Requested Zoning Change

From: "C-2NA,O-2,C-1ERZD PUD" To "RM-5 ERZD PUD"

Date: June 3, 2003

Scale: 1" = 250'

Subject Property

200' Notification

T-9  
p.516  
B-6



C:MAY 6, 2003



# **FINAL** CASE NO: Z2003088

Final Staff Recommendation - Zoning Commission

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**Date:** June 03, 2003

Continuance from May 20, 2003

**Council District:** 8

**Ferguson Map:** 514 B2

**Applicant Name:**

Camp Bullis, Ltd.

**Owner Name:**

Camp Bullis, Ltd.

**Zoning Request:** From "R-6 ERZD" Residential Single-Family Subdivision Edwards Recharge Zone District to "O-1 ERZD" and "O-2 ERZD" Office Edwards Recharge Zone District.

**Property Location:** 44.98 acres out of NCB 34725

The southside of Singing Forest at the intersection with Washita Way

**Proposal:** For the development of an office complex

**Neigh. Assoc.** Legend Hills Neighborhood Association

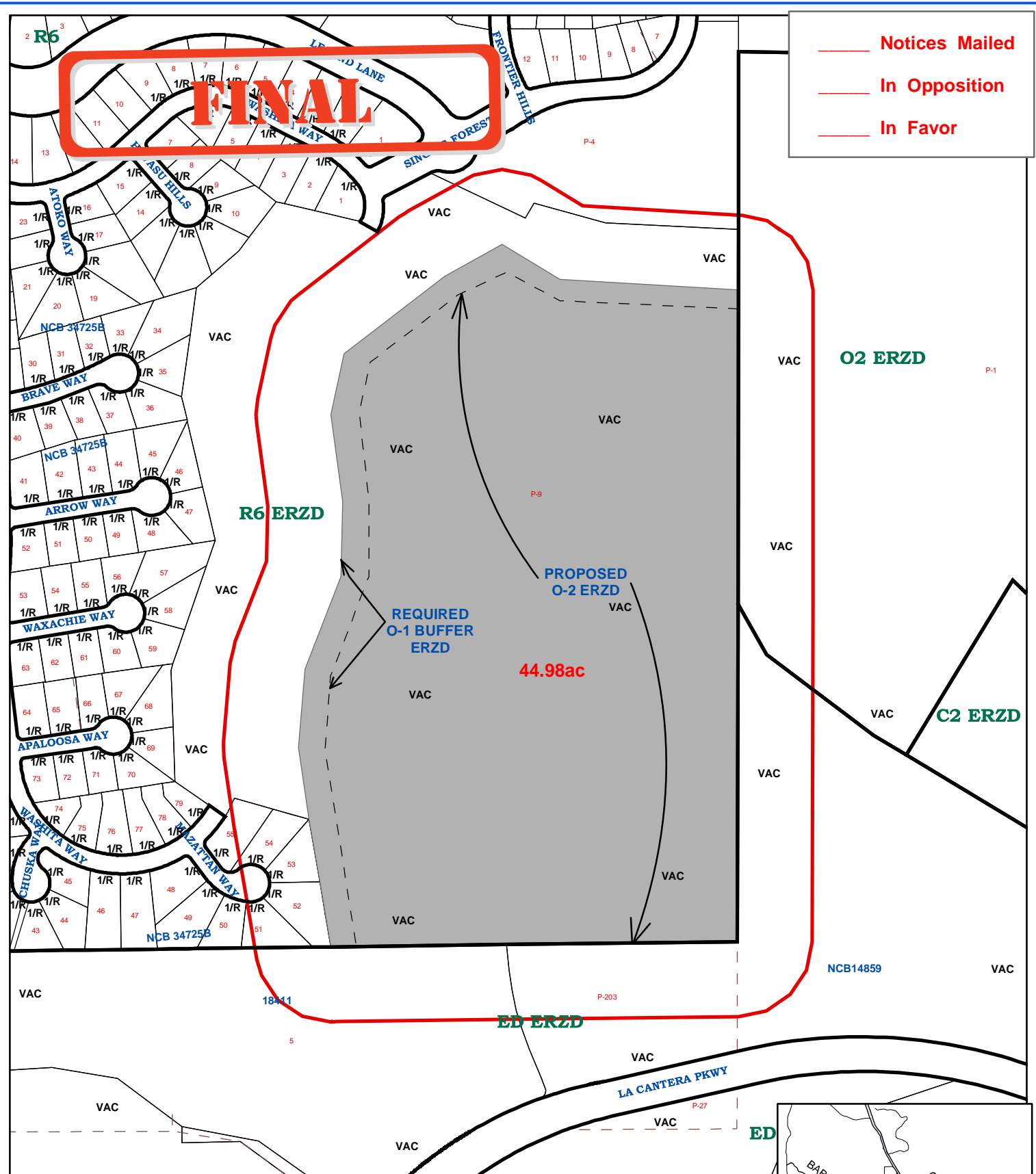
**Neigh. Plan** None

**TIA Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Approval of "O-2 ERZD" Office Edwards Recharge Zone District with a 65 foot buffer of "O-1 ERZD" Office Edwards Recharge Zone District as required by the Unified Development Code, Section 35-310.09 (c) (2) B. This site is elevated below the residential development to the west. The "O-2" use may be less disruptive to the residential area than other possible uses. Access will be from La Cantera Parkway.

**CASE MANAGER :** Fred Kaiser 207-7942



## ZONING CASE: Z2003-088

**City Council District NO. 8**  
**Requested Zoning Change**  
**From: "R-6" To "O-1,O-2"**  
**Date: MAY 20, 2003**  
**Scale: 1" = 350'**

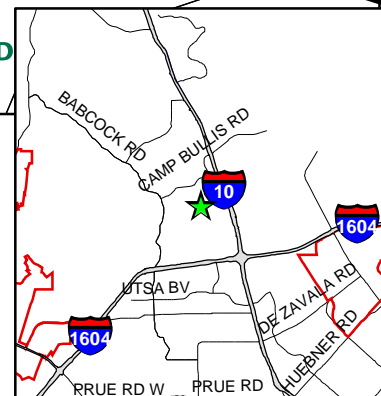
**Subject Property**

**200' Notification**

**T-8**  
**p.514**  
**B-2**

**North Arrow**

**C: MAY 20, 2003**



# **FINAL** CASE NO: Z2003089

Final Staff Recommendation - Zoning Commission

**Date:** June 03, 2003

Continuance from May 20, 2003

**Council District:** 8

**Ferguson Map:** 548 E-5

**Applicant Name:**

Earl & Brown, P.C.

**Owner Name:**

Judith N. Morton; Contact: Sam Parnes

**Zoning Request:** From "R-6" Residential Single-Family District to "C-2" Commercial District.

**Property Location:** 12.07 acres of land out of Block 5, NCB 14705

Huebner Road and Southwell Road

Northeast corner of Huebner Road and Southwell Road, having 911.51 feet on Huebner Road and 687.42 feet on Southwell Road.

**Proposal:** So the owner may market the property for all uses allowed under "C-2" Commercial District

**Neigh. Assoc.** Oakland Estates Neighborhood Association

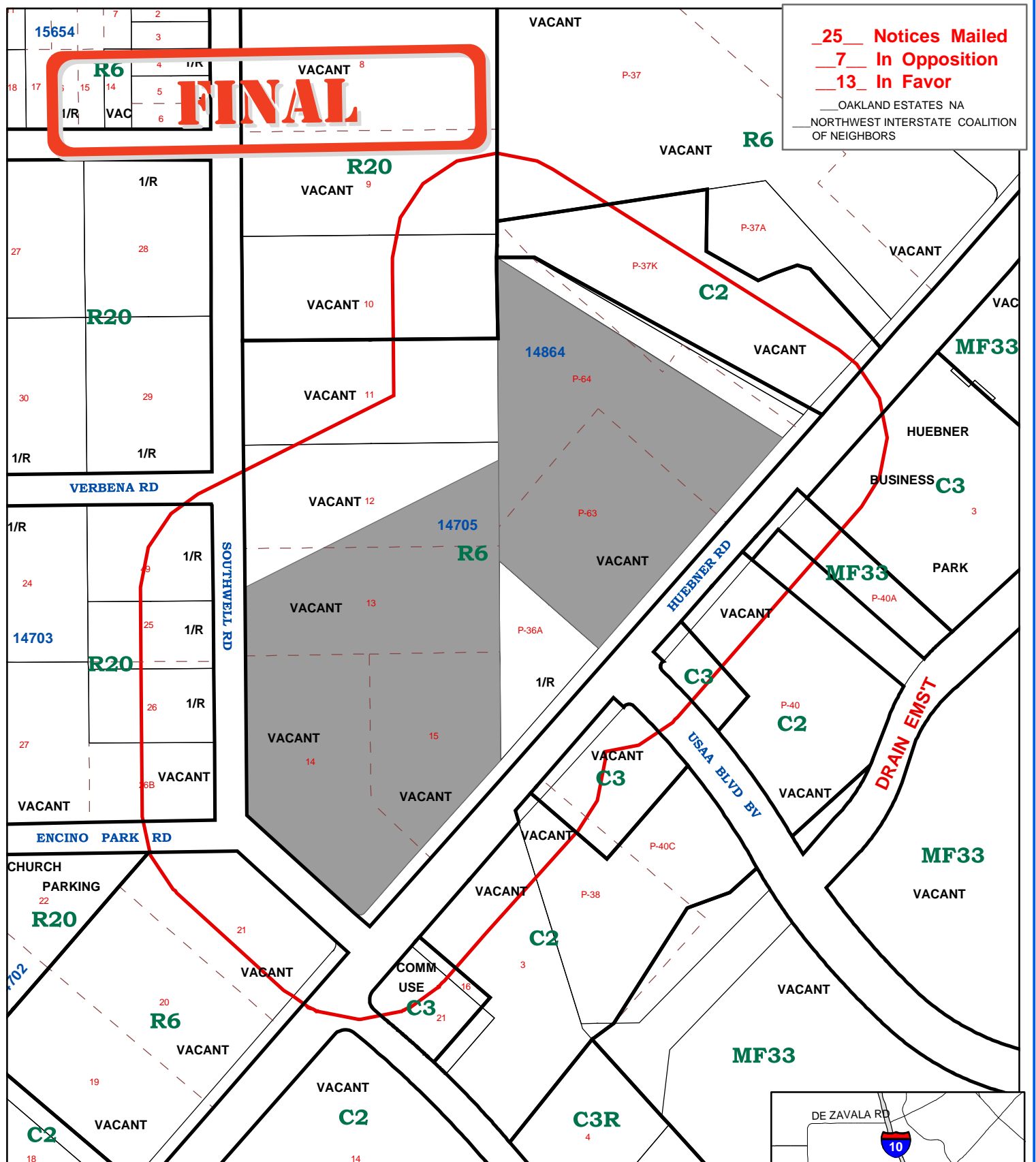
**Neigh. Plan** Oakland Estates Neighborhood Plan

**TIA Statement:** A traffic impact analysis is not required.

## **Staff Recommendation:**

Approval of the requested "C-2" Commercial District for Parcel 63 and Parcel 64. Denial of the requested "C-2" Commercial District for Lot 12, Lot 13, Lot 14 and Lot 15. The land use goals outlined in the Oakland Estates Neighborhood Plan indicate a desire to retain the existing zoning. The Oakland Estates Neighborhood Plan, however, does support commercial zoning along Huebner Road. (See attached letter from Neighborhood and Urban Design Division)

**CASE MANAGER :** Pedro G. Vega 207-7980



## ZONING CASE: Z2003-089

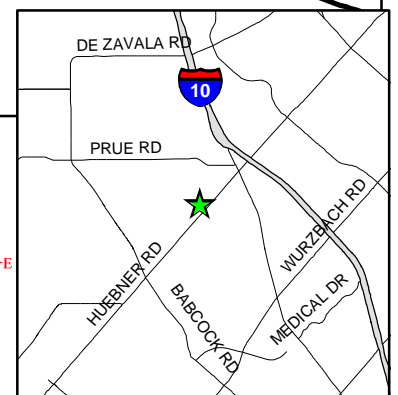
City Council District NO. 8  
 Requested Zoning Change  
 From: "R-6" To "C-2"  
 Date: MAY 20, 2003  
 Scale: 1" = 250'

 Subject Property  
 200' Notification

T-16  
p.548  
E-5



C:\MAY 20, 2003



# **FINAL** CASE NO: Z2003090

## Final Staff Recommendation - Zoning Commission

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**Date:** June 03, 2003

Continuance from May 20, 2003

**Council District:** 8

**Ferguson Map:** 548 E-4

**Applicant Name:**

Earl & Brown, P.C.

**Owner Name:**

Judith N. Morton; Contact: Sam Parnes

**Zoning Request:** From "R-6" Residential Single-Family District to "C-2" Commercial District (22.44 acres) and "C-3R" Commercial District, Restrictive Alcoholic Sales (3.47 acres).

**Property Location:** 25.91 acres of land out of Block 2, NCB 14864

North of Huebner Road., south of Prue Road and west of the proposed New Prue Road  
Between Huebner Road and Prue Road, having 429.17 feet on Huebner Road and  
738.48 feet on Prue Road.

**Proposal:** So that the owner may market the individual parcels for all uses included under each requested zoning classification.

**Neigh. Assoc.** Oakland Estates Neighborhood

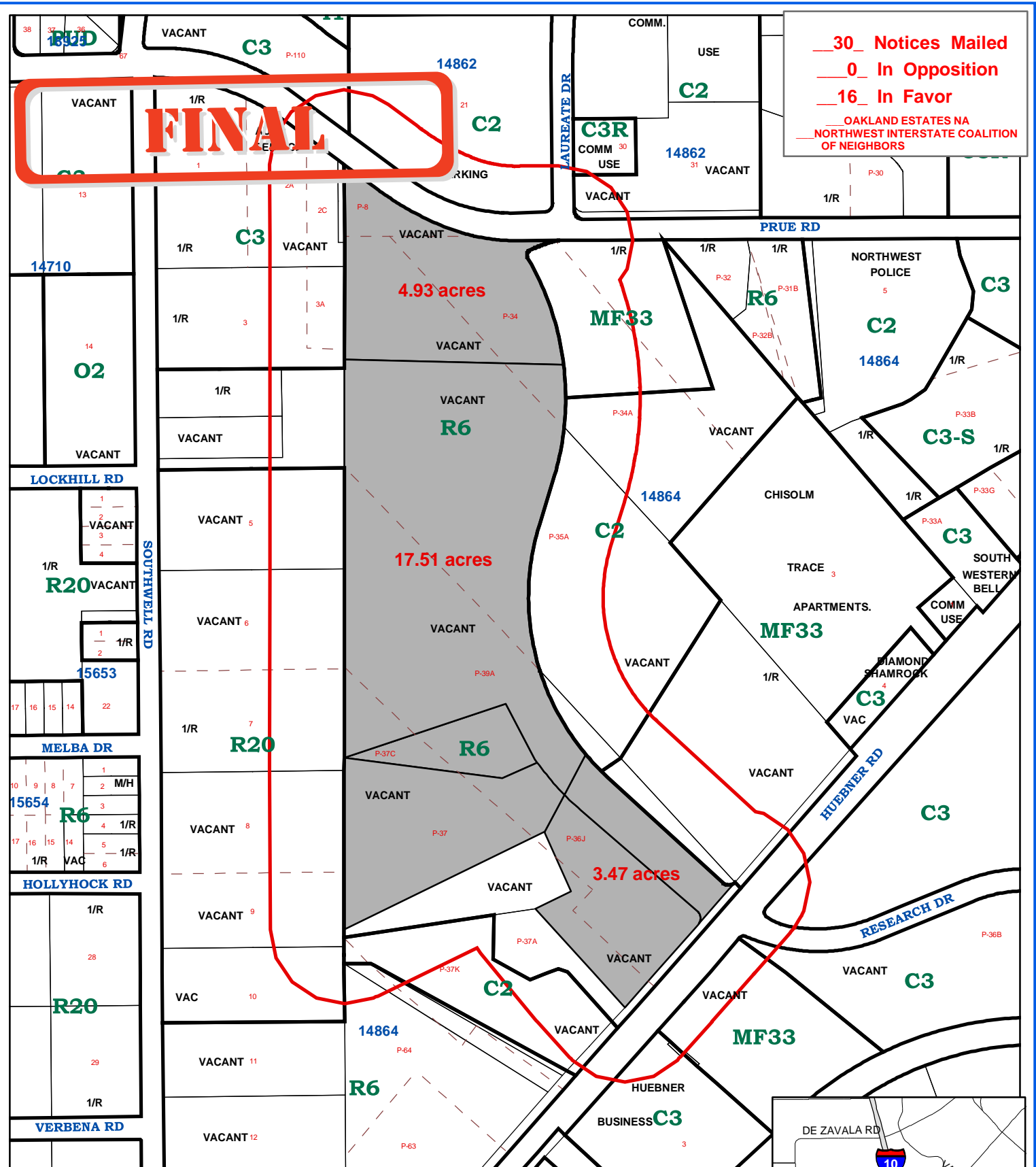
**Neigh. Plan** Oakland Estates Neighborhood Plan

**TIA Statement:** A traffic impact analysis is not required.

### **Staff Recommendation:**

Approval of the requested "C-3R" Commercial District, Restrictive Alcoholic Sales (3.47 acres). Denial of the requested "C-2" Commercial District (22.44 acres) and Approval of "C-2 NA" Commercial Non-Alcoholic Sales District (22.44 acres). The land use goals outlined in the Oakland Estates Neighborhood Plan indicate a desire to retain the existing zoning. The Oakland Estates Neighborhood Plan, however, does support commercial zoning along Huebner Road. (See attached letter from Neighborhood and Urban Design Division)

**CASE MANAGER :** Pedro G. Vega 207-7980



# ZONING CASE: **Z2003-090**

**City Council District NO. 8**  
**Requested Zoning Change**  
**From: "R-6" To "C-2" and "C-3R"**  
**Date: JUNE 3, 2003**  
**Scale: 1" = 350'**

**Subject Property**  
**200' Notification**

**T-16**  
**p.548**  
**E-4**



C: MAY 20, 2003



# **FINAL** CASE NO: Z2003097

## Staff Recommendation - Zoning Commission

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**Date:** June 03, 2003

**Council District:** 10

**Ferguson Map:** 522 D8

**Applicant Name:**

First Humanitarian Church, dba Second  
Chance Foundation

**Owner Name:**

First Humanitarian Church, dba Second Chance  
Foundation

**Zoning Request:** From "C-3NA" Commercial District, Non-Alcoholic Sales to "C-3" Commercial District..

**Property Location:** Lot 26, NCB 12167

8235 Vicar Drive

**Proposal:** To allow the sale of alcoholic beverages

**Neigh. Assoc.** Village North One Neighborhood Association

**Neigh. Plan** None

**TIA Statement:** A traffic impact analysis is not required

### **Staff Recommendation:**

Approval.

The property in question abuts "C-3" zoning to the north and east. There is also "C-3" zoning to the west of subject property, and across Vicar Drive to the northeast. The requested zoning is compatible with the development scheme in the neighboring community, and will not adversely affect other properties in the local area.

**CASE MANAGER :** Elvin J. Gant, Jr. 207-5876

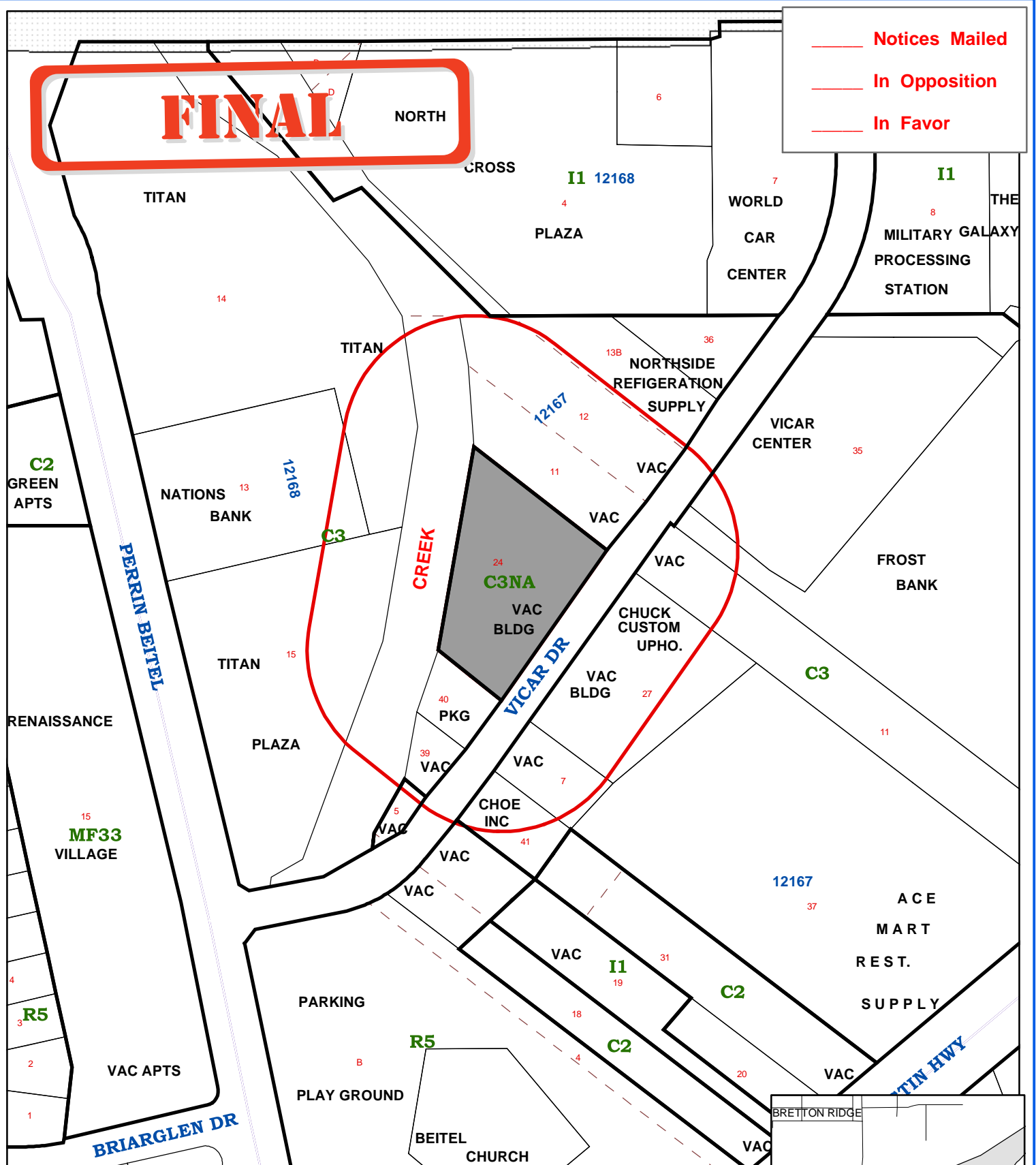
**FINAL**

NORTH

Notices Mailed

In Opposition

In Favor



## ZONING CASE: Z2003-097

City Council District NO. 10  
Requested Zoning Change  
From: "C-3NA" To "C-3"  
Date: JUNE 3, 2003  
Scale: 1" = 200'

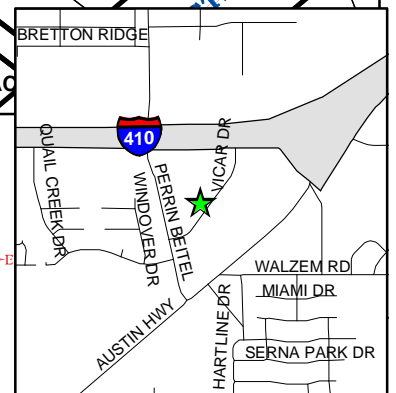
Subject Property

200' Notification

T-10  
p.552  
D-8



C:\JUNE\_3\_2003





**FINAL**

**CASE NO: Z2003098 S**

**Final Staff Recommendation - Zoning Commission**

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**Date:** June 03, 2003

**Council District:** 7

**Ferguson Map:** 546 F5

**Applicant Name:**

Karina Asencio

**Owner Name:**

Karina Asencio and Ronnie Torres

**Zoning Request:** From "R-6" Residential Single-Family District to "R-6 S" Residential Single-Family District with a Specific Use Authorization for a Group Day-Care Home.

**Property Location:** Lot 9, Block 10, NCB 19052

9834 Charline Lane

Northeast side of Charline Lane between Charline Lane and Braun Road

**Proposal:** Group Day-Care Home

**Neigh. Assoc.** Braun's Farm HOA

**Neigh. Plan** Northwest Community Plan

**TIA Statement:** A traffic impact analysis is not required.

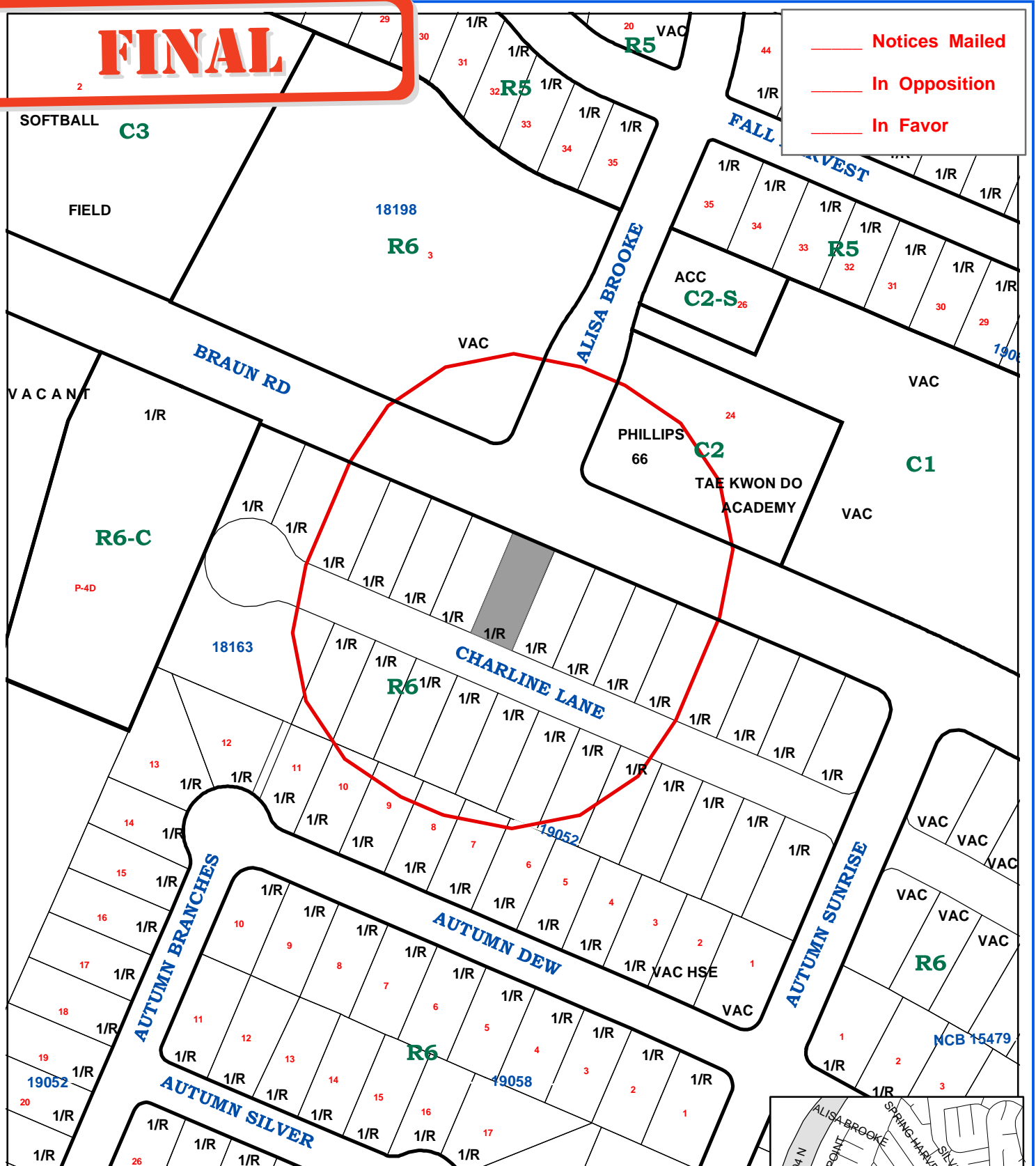
**Staff Recommendation:**

Approval. The existing Registered Family Home provides care in the caretaker's own residence for not more than six (6) children under fourteen (14) years of age, excluding the caretaker's own children, and that provides care after school hours for not than six (6) additional elementary school children, but the total number of children, including caretaker's own, does not exceed twelve (12) at any given time. A Group day-care home provides care for seven (7) to twelve (12) children under fourteen (14) years of age for less than twenty-four (24) hours a day. The "R-6 S" Residential Single-Family District with a Specific Use Authorization for a Group Day-Care Home will not change the character of the neighborhood.

**CASE MANAGER :** Pedro G. Vega 207-7980

# FINAL

\_\_\_\_ Notices Mailed  
\_\_\_\_ In Opposition  
\_\_\_\_ In Favor



## ZONING CASE: Z2003-098 S

City Council District NO. 7  
Requested Zoning Change  
From: "R-6" To "R6 S"  
Date: JUNE 3, 2003  
Scale: 1" = 150'

Subject Property  
200' Notification

T-16  
p.546  
E-5



C:\JUNE\_3\_2003

